

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – June 5, 2008 P.M.

Members Present: Tammy CitaraManis, Chairperson; Gary Rosenbaum; Linda Dombrowski; Ramsey Alexander, Jr.

Members Absent: David Grabowski, Vice-Chair

DPZ Staff Present: Steve Lafferty; Kent Sheubrooks; Bob Lalush; Lisa Kenney

Pre-Meeting Minutes

The Board discussed administrative items.

Minutes of 2/28/08, 03/13/08, 03/27/08 and 05/08/08

On Motion by Mr. Alexander, Jr., seconded by Mr. Rosenbaum the minutes of February 28, 2008 were approved. Vote: 4 Yea 0 Nay.

On Motion by Mr. Rosenbaum, seconded by Ms. Dombrowski the minutes of March 13, 2008 were approved. 4 Yea 0 Nay.

On Motion by Ms. Dombrowski, seconded by Mr. Rosenbaum the minutes of March 27, 2008 were approved. 4 Yea 0 Nay.

On Motion by Ms. Dombrowski, seconded by Mr. Rosenbaum the minutes of May 8, 2008 were approved. 4 Yea 0 Nay.

PUBLIC MEETING

Ms. CitaraManis opened the public meeting at approximately 7:05 p.m.

SDP-08-087 MB Maple Lawn, LLC

Presented By: Kent Sheubrooks
Petition: Maple Lawn Farms, Hillside District, Area 3, Lots 139-154 and 168-188 – For approval of a Site Development Plan for the construction of 37 SFA residential dwelling units and other related site improvements. The subject property is zoned “MXD-3”, containing approximately 2.58 acres of land located along Water Street, Tawes Street and Tilghman Street approximately 200 feet east of Maple Lawn Boulevard on Tax Map 41, Grid No. 22 in the Fifth Election District of Howard County, Maryland.
DPZ Recommendation: Approval
Petitioner’s Representatives: Mike Tran, Gutschick, Little and Weber

Mr. Sheubrooks gave an overview of the proposed plan to construct 37 Townhouses in the Hillside District of Maple Lawn Farms.

Mike Tran, Engineer, explained the available spaces for residential parking. Ms. Dombrowski questioned the parking for residential events in the development. Marty Mitchell explained that the homes accommodate 4 cars along with on-street parking.

Motion:

Ms. Dombrowski moved to approve SDP-08-087 Maple Lawn Inc. as recommended by staff. Mr. Rosenbaum seconded.

Discussion:

The Board agreed that the plan meets all the criteria for approval.

Vote:

4 Yea 0 Nay. The motion was carried.

ZRA 98 – Blue Stream, LLC

Presented By: Bob Lalush
Petition: To amend Section 127.5 (CAC) of the Howard County Zoning Regulations
DPZ Recommendation: Approval
Petitioner's Representative: Arnold Sagner

Mr. Lalush explained the proposed amendment to Section 127.5 CAC (Corridor Activity Center) of the Zoning Regulations as well as the staff's suggested modifications to the original petition.

Ms. CitaraManis questioned when the revised attachment B was submitted. Mr. Lalush stated that attachment was posted June 3rd for public review.

The Board discussed and agreed that an amended staff report should be submitted in order to show the changes that were made in the revised attachment B. They requested the staff report include articulation of differences as well as rationale for the changes being proposed.

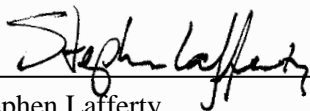
Motion:

Ms. Dombrowski moved to table ZRA 98 until June 19, 2008 provided there is a quorum present, otherwise it will be July 17, 2008. Mr. Alexander Jr. seconded the motion.

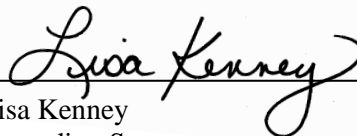
Vote:

4 Yea 0 Nay. The motion was carried.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT APPROXIMATELY 8:20 P.M.



Stephen Lafferty
Acting Executive Secretary



Lisa Kenney
Recording Secretary